

MINUTES OF THE ANNUAL MEETING
VILLAGE AT DEER CREEK TOWN HOME ASSOCIATION

The annual meeting of for Village at Deer Creek was held on the 12th day of November 2024, pursuant to notice as contained in the Bylaws.

Present were the following Directors and Unit Owners, being the owners of a majority of the outstanding votes, and constituting a quorum, namely:

Directors, In Person

Felicia Hoerner – President
Mackenzie Bohl – Board Member
Susan Bravatto – Board Member
Summer Munoz – Board Member
Sheri Sealock – Board Member

Unit Owners, In Person

201 - X	221 -	241 - X	3102 - X	3112 - X
202 -	222 -	242 - X	3103 - Proxy	3113 -
205 - X	225 - X	246 - X	3104 - X	3114 -
206 - X	226 - X	3013 - X	3105 - Proxy	3115 -
209 - X	229 - X	3017 -	3106 - X	3116 - X
210 -	230 - X	3021 -	3107 - X	3118 -
213 -	233 -	3025 - X	3108 - Proxy	3119 - X
214 - X	234 -	3029 - X	3109 - X	3120 -
217 - X	237 - X	3033 -	3110 - X	3123- X
218 -	238 - X	3101 - X	3111 - X	3124 - X

Total Number of Unit Owners Represented	34
Percent of Votes Outstanding	16
Percentage for Quorum	68%

- Meeting Call to Order & Introductions
- Establish of Quorum – 68%
 - Talked as a collective group for the board to meet and set up rules and regulations for the association to include a fine for not attending the annual meeting and or supplying a proxy form.
- Financial Report
- Insurance Update
- New Business
 - HOA Dues - \$200 a month starting January 1, 2025
 - Rules and Regulations
 - \$500 New Buyer Assessment
 - Motion - Summer Munoz
 - Motion 2nd - Sheri Sealock
 - Motion Passes
 - Board Members – All in attendance.
- Property Management by Design
 - Online Residents Center
 - Association Website
 - Looking to Sell?
- Motion to Adjourn

PROXY

UNIT OWNERS:

Katie Surick
201 NE Glendale Lane, Voting Member

11/13/25
Date

202 NE Meadow Lane, Voting Member

Date

Sam King
205 NE Glendale Lane, Voting Member

11/13/25
Date

[Signature]
206 NE Meadow Lane, Voting Member

11/13/25
Date

P.

209 NE Glendale Lane, Voting Member

Date

210 NE Meadow Lane, Voting Member

Date

213 NE Glendale Lane, Voting Member

Date

[Signature]
214 NE Meadow Lane, Voting Member

11/13/25
Date

P

Kristin Bolts
217 NE Glendale Lane, Voting Member

11/13/25
Date

218 NE Meadow Lane, Voting Member

Date

221 NE Glendale Lane, Voting Member

Date

222 NE Meadow Lane, Voting Member

Date

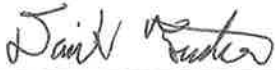


11/13/25

P

225 NE Glendale Lane, Voting Member

Date



11/13/25

226 NE Meadow Lane, Voting Member

Date



11/13/25

229 NE Glendale Lane, Voting Member

Date



11/13/25

P

230 NE Meadow Lane, Voting Member

Date

233 NE Glendale Lane, Voting Member

Date

234 NE Meadow Lane, Voting Member

Date

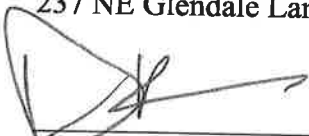


11/13/25

P

237 NE Glendale Lane, Voting Member

Date



11/13/25

238 NE Meadow Lane, Voting Member

Date



11/13/25

241 NE Glendale Lane, Voting Member

Date



242 NE Meadow Lane, Voting Member

11/13/25
Date



246 NE Meadow Lane, Voting Member

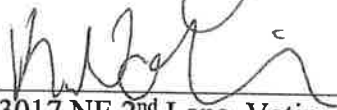
11/13/25
Date

P



3013 NE 2nd Lane, Voting Member

11/13/25
Date

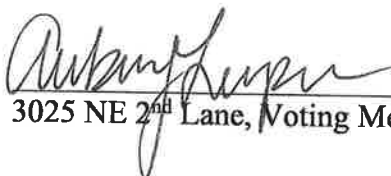


3017 NE 2nd Lane, Voting Member

11/13/25
Date

3021 NE 2nd Lane, Voting Member

Date



3025 NE 2nd Lane, Voting Member

11/13/25
Date

ERNESTO ALIX

3029 NE 2nd Lane, Voting Member

11/13/25
Date

3033 NE 2nd Lane, Voting Member

Date

3101 NE 2nd Lane, Voting Member

Date



3102 NE 2nd Lane, Voting Member

11/13/25
Date

P



3103 NE Chandler Lane, Voting Member

11-13-2025
Date


3104 NE Chandler Lane, Voting Member

Date

11-13-25


3105 NE 2nd Lane, Voting Member

Date

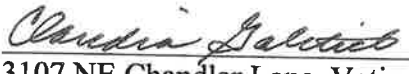
11/13/25

P


3106 NE 2nd Lane, Voting Member

Date

11/13/25


3107 NE Chandler Lane, Voting Member

Date

11/13/25


3108 NE Chandler Lane, Voting Member

Date

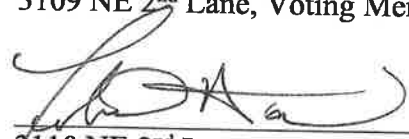
11/13/25


3109 NE 2nd Lane, Voting Member

Date

11/13/25

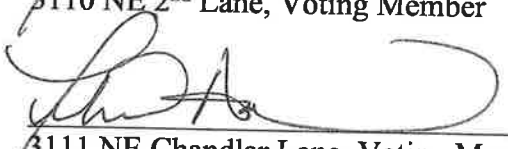
P


3110 NE 2nd Lane, Voting Member

Date

11-13-25

P


3111 NE Chandler Lane, Voting Member

Date

11-13-25


3112 NE Chandler Lane, Voting Member

Date

11/13/25

P


3113 NE 2nd Lane, Voting Member

Date

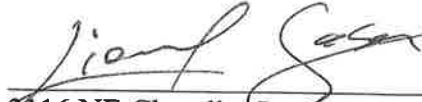
11/13/2025

3114 NE 2nd Lane, Voting Member

Date

3115 NE Chandler Lane, Voting Member

Date



11-13-25

3116 NE Chandler Lane, Voting Member

Date



11-13-25

3118 NE 2nd Lane, Voting Member

Date

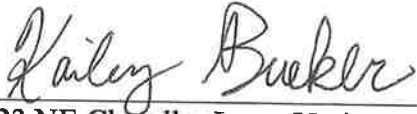
P

3119 NE Chandler Lane, Voting Member

Date

3120 NE Chandler Lane, Voting Member

Date



11-13-25

3123 NE Chandler Lane, Voting Member

Date



11-13-25

3124 NE Chandler Lane, Voting Member

Date

PROXY FORM

Date: 11-10-23

I, JAMES LAHART, owner of 218 NE MEADOW LN,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Rick Dart
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

JAMES LAHART
Homeowner Printed Name

James Lahart
Homeowner Signature

11-10-23
Date



PROXY FORM

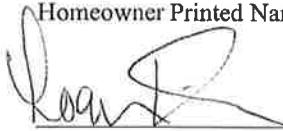
Date: 11/10/2025

I, Logan Richards, owner of 3110 NE 2nd Ln,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Felicia Lee
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 16, 2025, 7:00pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Logan Richards
Homeowner Printed Name


Homeowner Signature

11/10/2025
Date



PROXY FORM

Date: 21 OCT 25

I, JACOB BOEKHOFF, owner of 3118 NE 2nd Ln
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint DELICIA HOERNER
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

JACOB BOEKHOFF
Homeowner Printed Name

[Signature]
Homeowner Signature

21 OCT 25
Date



PROXY FORM

Date: 10/7/25

I, JOSEPH HARVEY, owner of 225,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Gracie HARVEY
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Joseph Harvey
Homeowner Printed Name

Joseph Harvey
Homeowner Signature

10/7/25
Date

PROXY FORM

Date: 10/22/25I, Marcel Vera Ortega, owner of 230 NE Meadow LN
(Name of Homeowner) (Homeowner Address)and a voting member of Village at Deer Creek hereby appoint Prop. Management by Design
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Marcel Vera Ortega
Homeowner-Printed Name[Signature]
Homeowner Signature10/22/25
Date



PROXY FORM

Date: 10/22/2025

I, Zhi Wu Khong, owner of 3102 NE 2nd Ln, Ankeny, Iowa 50021
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Property Management by Design
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

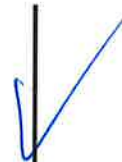
Zhi Wu Khong
Homeowner Printed Name

Jehong 10/22/2025
Homeowner Signature Date

PROXY FORM

Date: 10/24/25I, Michael Pelzel, owner of 214 NE Meadow LN,
(Name of Homeowner) (Homeowner Address)and a voting member of Village at Deer Creek hereby appoint ~~Steve Schuck~~ Jeff Horner
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Michael J Pelzel
Homeowner Printed NameMichael J Pelzel 10/24/25
Homeowner Signature Date

PROXY FORM

Date: 10/29/25

I, Haylee Rasmussen, owner of 206 NE Meadow Ln
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Village Creek Board of Directors
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Haylee Rasmussen
Homeowner Printed Name

[Signature]
Homeowner Signature

10/29/25
Date



PROXY FORM

Date: 11/03/2025

I, Jamie Sulentic, owner of 3105 NE 2nd Lane, Ankeny, IA 50021,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Jeff Horner
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Jamie Sulentic
Homeowner Printed Name


Homeowner Signature

11/03/2025
Date



PROXY FORM

Date: 11/6/25

I, Sheri Sealock, owner of 3112 NE Chandler
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Jeff Homer
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Sheri Sealock
Homeowner Printed Name

[Signature] 11/6/25
Homeowner Signature Date



PROXY FORM

Date: Nov. 13th, 2025

I, William Spencer, owner of 246 NE Meadow Lane, Ankeny, IA 50021
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint those in attendance
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

William Spencer
Homeowner Printed Name

William Spencer
Homeowner Signature

11/13/25
Date

**PROXY FORM**Date: 11/13/25I, Matt Punelli, owner of 237 NE Glendale Ln.
(Name of Homeowner) (Homeowner Address)and a voting member of Village at Deer Creek hereby appoint Property Management by Design
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Matt Punelli
Homeowner Printed NameMatt Punelli
Homeowner Signature11/13/25
Date



PROXY FORM

Date: 11/13/25

I, Calvin Renaud, owner of 3109 NE 2nd Ln Ankeny IA 50021,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Property Management by Design
(Name of Designee)

to serve as my proxy holder to attend the association's annual meeting to be held on November 13, 2025, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association's annual meeting.

Calvin Renaud
Homeowner Printed Name

Calvin Renaud
Homeowner Signature

11/13/25
Date